

## 1.75 Acre Development Site

Illinois State Route 162, Maryville, Illinois 62062  
Madison County

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### Basic Details

Listing No:	2794
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	1.75 Acre(s)
Sale Price:	\$349,000
Sale Price Per Sqft:	\$4.58
Sale Price Per Acre:	\$199,428

### Address

Country:	US
State:	IL
County:	Madison
City:	Maryville
Zipcode:	62062
Street:	Illinois State Route 162

### Property Information

Parcel No:	13-1-21-02-03-301-010.00 1
Zoning:	B-1
TIF:	Yes
Property Tax:	\$23
Tax Year:	2022
Traffic Count:	7,700
Topography:	Flat

### Land Measurements

Total Acres Available:	1.75 Acre(s)
Min Divisible Acres:	1.75 Acre(s)
Acres:	1.75 Acre(s)
Frontage:	183 ft
Depth:	418 ft

### Utility Information

Water Provider:	City Served
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### Transportation

Interstate:	I-270, I-70, I-55
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Water Provider Location:	On Site
Sewer Provider:	City Served
Sewer Provider Location:	On Site
Gas Provider:	Ameren Illinois
Gas Provider Location:	On Site
Electric Provider:	Ameren Illinois
Electric Provider Location:	On Site

Airport:	Mid America Airport (22 Miles)
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